

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Juneau Alliance for Mental Health, Inc.****Federal Tax ID: 92-0106659****Project Title:**

# Juneau Alliance for Mental Health, Inc. - Heating System and Parking Area Safety Upgrades

**State Funding Requested: \$ 70,000****House District: Juneau Areawide (3-4)**

One-Time Need

**Brief Project Description:**

Upgrade and repair of the heating control system for the Outpatient Mental Health Clinic and pave the parking areas for four residential programs as well as the Clinic.

**Funding Plan:****Total Cost of Project: \$72,898**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Local Funds					\$2,898	2009
Total					\$2,898	

**Detailed Project Description and Justification:**

The Juneau Alliance for Mental Health, Inc. (JAMHI) has provided quality community based mental health services in Juneau since 1985. JAMHI develops individualized mental health treatment plans to meet the specific needs of consumers while helping them live in the community where they can be close to and receive the support of friends and family. JAMHI is committed to the philosophy of psychiatric rehabilitation, and its professional staff receives on-going training and supervision to strengthen and coordinate its service offerings. JAMHI provides the following broad range of services and support: Emergency Services 24 hours a day, 7 days a week; Case Management and Support Services; Residential Support Services; Crisis Respite; Rehabilitation Services; Psychiatric Assessments; and Medication Management.

JAMHI has 7 residential facilities in the Juneau area that provide housing for 60 severely and chronically mentally ill persons and those with co-occurring diagnoses including developmental disabilities, chronic alcoholism with psychosis and various dementias (all Alaska Mental Health Trust beneficiaries). JAMHI also serves approximately fifty patients per day at its Salmon Creek Mental Health Clinic.

The heating control system at the Salmon Creek Mental Health Clinic is deteriorating rapidly and is in serious need of repair and upgrade. The obsolete remote access control system needs to be replaced with a modern local access control system. The faulty system produces temperatures in the nineties during the summer as well as temperatures in the twenties during the winter. During the winter of 2006-2007 the clinic was forced to run space heaters in the doctors' offices, the nurses' station and reception area. This created a fire hazard and caused the circuit breakers to be tripped several times a day which resulted in permanent damage to the electrical system. On one particular evening the building temperature dipped so

low that medications froze, rendering them useless.

A new heating control system is needed to provide a safe and healthy environment for the medical personnel as well as the clinic's patients.

JAMHI is also in need of funding to provide a safe parking area for four of the residential homes and the Mental Health Clinic. The lack of a paved parking surface/easement creates a number of health and safety hazards, such as poor drainage, tripping hazards such as lumps and potholes, difficulty with snow/ice removal and poor emergency vehicle and ADA accessibility. The unimproved parking surfaces of one of the residential parking facilities was so saturated with melting snow in the spring of 2007 the garbage truck refused to collect trash because it started sinking approximately ten inches into the ground as it pulled into the lot.

**Project Timeline:**

The project will be completed by end of calendar 2009.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

JAMHI, Inc.

**Grant Recipient Contact Information:**

Contact Name: Pamela Watts

Phone Number: 469-3303

Address: 3406 Glacier Hwy

Juneau, AK 99801

Email: pam@jamhi.org

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No



**Juneau Alliance for Mental Health, Inc.**

*Quality Community-Based Mental Health Services  
Since 1985*

**JUNEAU ALLIANCE FOR MENTAL HEALTH- CAPITAL NEEDS LIST – February, 2008**

**VEHICLES**

**MAINTENANCE VAN-\$43,040.00**

**JAMHI requests funding to replace a 1986 Chevrolet maintenance van with over 269,000 miles which no longer functions adequately to provide necessary repairs, maintenance, and renovation to housing for 60 Alaska Mental Health Trust beneficiaries.**

JAMHI has 7 residential facilities in the Juneau area, housing 60 severely and chronically mentally ill persons and those with co-occurring diagnoses including developmental disabilities, chronic alcoholism with psychosis, and various dementias (all Alaska Mental Health Trust beneficiaries). These are group homes, supported living units, and independent living apartments.

The agency has no workshop to perform repairs and prepare items for maintenance and renovation of these units which receive extremely hard use due to the severity and nature of the mental illness of the residents. Several units need to be completely renovated each year, in addition to major repairs on others.

Major components such as the suspension and engine are so far past their intended service life. They are irreparable and require replacement. This vehicle dies by the roadside almost each time it is used, and is not safe to drive. To bring it to a reasonable level of safety and dependability would cost many times what this vehicle is worth. The van was donated in 2005 by another agency after it had obtained funding to purchase a new one. JAMHI has spent \$3,336.21 on repairs to keep it drivable.

*JAMHI has obtained a bid on an extended chassis van with a one ton payload capacity, four wheel drive, and an appropriate interior configuration. It will be purchased new, with an extended warranty, giving it at least a 10-year viable service life without expensive repairs. The extended chassis allows it to carry a more versatile array of tools, supplies, and equipment, in addition to increased cargo space for transporting belongings for clients who are moving in or out of JAMHI housing. It will be equipped with a limited slip differential and traction control, better enabling it to respond to emergencies in the dead of winter such as frozen pipes, loss of heat, or wind damaged doors and windows.*

**PLOW TRUCK-\$60,000.00**

**JAMHI requests funding to replace a truck and snowplow that have far exceeded viable service life. The plow truck is used to remove snow from 7 residential sites which house 60 Alaska**

## **Mental Health Trust beneficiaries, and the agency's Outpatient Mental Health Clinic at Salmon Creek in Juneau.**

JAMHI currently owns a 1996 Ford F250 pickup truck with a 7' straight blade snowplow for snow removal at three of its four campuses. The fourth campus, JAMHI's fifteen bed residential facility in Douglas, has a steep winding driveway that requires gravel each time it is plowed. The JAMHI truck is not capable of carrying a gravel spreader, so snow removal at this facility has to be contracted out at great expense and inconvenience to JAMHI and the residents of these facilities.

The truck has been in the shop for repairs more and more frequently over the last two years. Since September 2007, JAMHI has been paying an average of \$ 1,000.00 per month to keep this old truck in operation. This is in addition to paying a private contractor for snow removal at all JAMHI campuses while it is undergoing repairs.

As of this writing, there is nearly two feet of snow on the ground, with heavy snowfall forecast for the remainder of the week. JAMHI's plow truck is currently in the shop with a blown front differential. This repair will take several days to complete, and could easily cost several thousand dollars.

*JAMHI needs to purchase a one ton flatbed truck with dual rear wheels, a diesel engine, a 9' V blade snowplow, and a 9' broadcast gravel spreader. This truck will be much stronger than JAMHI's current truck, reducing the extreme wear and tear on the vehicle associated with snow removal. The longer V blade plow will move snow much more quickly and efficiently, greatly reducing JAMHI's labor and overtime expenses associated with snow removal. The ability to carry a gravel spreader will enable JAMHI to plow all four of its parking lots and easements eliminating the cost of contracting this work to others. Purchased new with an extended warranty, this truck is estimated to give JAMHI at least ten years of service with minimal if any maintenance and repair costs.*

## **FACILITIES**

### **PAVING-\$55,075.00**

**JAMHI requests funding to pave parking areas for residential programs and Outpatient Clinic.** Four of JAMHI's residential programs serving Trust beneficiaries do not have a paved parking lot. The lack of a paved level parking surface/easement creates a number of health and safety hazards, such as poor drainage, tripping hazards such as lumps and potholes, difficulty with snow/ice removal, and poor emergency vehicle and ADA accessibility. The unimproved parking surface of one of these residential facilities was so saturated with melting snow in the spring of 2007, the garbage truck refused to collect trash because it started sinking approximately ten inches into the ground as it pulled into the lot.

## HEATING CONTROL SYSTEM-\$17,823.00

**JAMHI requests funding to provide major repairs and upgrades to a deteriorating heating control system in the Outpatient Mental Health Clinic serving 360 Alaska Mental Health Trust beneficiaries.**

In 2001, JAMHI Acquired the Salmon Creek Mental Health Clinic, located at 3406 Glacier Highway, from the City and Borough of Juneau (CBJ). The Salmon Creek Clinic is a two story outpatient mental health clinic built in 1984. JAMHI inherited the City's system and accompanying contract with an Anchorage-based management system that has to send a technician from Anchorage to fix problems or make adjustments. This has caused no end of problems for JAMHI. Currently this building houses all of JAMHI's clinical, case management, nursing, and administrative offices, including office space for contract psychiatrists.

The heating control system in JAMHI's Salmon Creek clinic is deteriorating rapidly, and is in need of major repairs and upgrades. However, the system as designed is inappropriate for an organization of JAMHI's size. JAMHI's in-house maintenance personnel are best suited to monitor and adjust the heating control system at the Salmon Creek clinic. *JAMHI proposes to upgrade the existing system by replacing the obsolete remote access control system with a modern local access control system. Two bids were received with the lowest from Control Contractors, at a cost of \$17,823.00.*

JAMHI's Salmon Creek Clinic serves approximately fifty patients per day. The total number of clients with chronic mental illness, co-occurring mental illness and chemical dependency, cognitive impairment (including FASD and Traumatic Brain Injury), age-related dementia, or other physical and/or mental disabilities served by this clinic, is 359.

The heating control system for JAMHI's Salmon Creek Clinic, like most commercial heating control systems, is on a timer. It is set to keep the building at seventy degrees between 6:00 AM and 5:00 PM, Monday through Friday. It shuts off at night and on weekends, in an effort to save energy.

There are always numerous periods throughout the year however, when the timer needs to be overridden. If the control system shuts down on hot summer days when the sun does not set until 11:30 PM, the building temperature can reach over ninety degrees. ***In the winter, when the outside temperature is below freezing, the building temperature can dip into the twenties.*** If the timer is not disengaged, it takes the better part of a full workday for the building to level back out at a comfortable temperature.

The modem that Control Contractors uses to access the system has been plagued with problems and unable to communicate over the last eighteen months. In order to fix it or adjust the system, Control Contractors has to send a technician in from Anchorage. The need for a timer override, and the subsequent identification of a modem problem, are often not realized until a severe weather event is occurring. In the winter, the delays inherent with servicing this system are worsened by the fact severe weather events often result in air travel cancellations. During the unusually cold winter of 2006-2007, heating control system malfunctions resulted in serious problems at JAMHI's Salmon Creek clinic.

In order to keep pipes from freezing, and to maintain a therapeutic level of comfort for clients seeking treatment, space heaters had to be run, often twenty-four hours a day in the doctor's offices, the nurse's station, clinical and case management offices, and the clinic reception area. Even during normal winter conditions, clinical space has to be heated with space heaters just to maintain a relatively comfortable temperature in which to provide services to JAMHI clients. In addition to posing an inherent fire hazard, space heaters draw high amperage, and were continuously tripping circuit breakers, several times a day.

Every time a breaker trips, valuable client computer data such as progress notes, case management notes, psychiatric evaluation notes, and client medication records are lost. Furthermore, the frequency and duration of these circuit overloads has damaged the clinic's electrical system to the point where, a breaker now trips every time clinical staff try to make a copy and send a fax at the same time. This will require expensive and disruptive repairs to the building's electrical system to remedy.

***One night in November 2006, the inside building temperature in the Salmon Creek clinic got so cold, the medications in the nurse's station refrigerator froze, rendering them useless.***

In February 2004, a pipe froze and ruptured in the boiler room, immersing the clinic's telecommunications control system in water. The entire system needed to be replaced, rendering the clinic without phones for a week.

#### CLINIC CARPETING-\$42,028.79

**JAMHI requests funding to replace worn and dangerous carpeting in Outpatient Mental Health Clinic facility.** The carpet throughout JAMHI's Salmon Creek Clinic is the same blue and tan low pile commercial carpet originally installed when the building was built in 1984. Not only has it surpassed its manufacturer recommended life expectancy, it is threadbare to the floor in some cases, and stained to the point staff have covered some rooms with area rugs in an effort to restore the therapeutic atmosphere. Furthermore, several rooms have had the carpet replaced over the years with remnants that do not match in color, texture, or style. For instance, the upstairs conference/group therapy room is carpeted with purple carpet squares. These carpet squares adhere poorly and often pull away from the sub-floor when a chair is pushed away from the table. All squares in this room are affected in this way.

Whenever JAMHI holds a meeting, multi-agency training class, or group therapy session in this room, multiple tripping hazards are occurring constantly. ***This is of particular concern for clients who are mobility or vision impaired.*** JAMHI proposes to replace all carpet in the Salmon Creek clinic with a uniform commercial grade carpet designed to meet the needs of a medical facility.

### **A. Description of Capital Project**

In 2001, JAMHI Acquired the Salmon Creek Mental Health Clinic, located at 3406 Glacier Highway, from the City and Borough of Juneau (CBJ). The Salmon Creek Clinic is a two story outpatient mental health clinic built in 1984. Currently this building houses all of JAMHI's clinical, case management, nursing, and administrative offices, including office space for three psychiatrists.

The Juneau Alliance for Mental Health, Inc. (JAMHI) is a non-profit comprehensive community mental health center serving Juneau, Gustavus, Elfin Cove, and Tenakee. JAMHI is committed to the philosophy of recovery and psychiatric rehabilitation, and maximizing individual self determination.

JAMHI was founded in 1985 as a family, grass roots organization, associated with the National Alliance for the Mentally Ill. JAMHI was founded because, the nearest mental health services were 600 miles away in Anchorage or 900 miles away in Seattle. This geographical isolation made it necessary for the Juneau Alliance for the Mentally Ill advocacy group to create local services for participating direct consumers and family members.

Thus, JAMHI evolved into a unique organization that provides a wide range of services for the chronically mentally ill while at the same time maintaining its function as a family support program. Initially, JAMHI's services were provided through a sub-contract with CBJ Community Mental Health Center. In FY93, when the State refinanced mental health programs through Medicaid, JAMHI was asked to become a stand alone grantee.

In FY00, CBJ closed its mental health center and JAMHI became the state designated comprehensive community mental health program. According to the State of Alaska Department of Health and Social Services Division of Mental Health and Developmental Disabilities estimates, the community of Juneau includes approximately 300 individuals with severe mental illness (approximately 1% of the Juneau's total population). An additional 50 individuals in surrounding rural communities are estimated to experience severe mental illness (data collected from the same source).

Historically, individuals with severe mental illness served by JAMHI confront other social and health problems secondary to their psychiatric condition. These include social isolation and stigma, homelessness, health and dental problems, inability to maintain meaningful employment, financial hardship, and alienation from family and other important sources of support. They are also at risk for side effects and other medical problems resulting from prescribed medications, substance abuse problems, institutionalization (including incarceration), suicidal and other self destructive behaviors, and victimization or exploitation from others who recognize their emotional or mental deficits.

Many of these individuals access multiple systems for care and support, including Social Security, housing assistance, substance abuse treatment, family services regarding care of their young, and vocational rehabilitation services.

JAMHI's Salmon Creek Clinic serves approximately fifty patients per day. The total number of clients with chronic mental illness, co-occurring mental illness and chemical dependency, cognitive impairment (including FASD and Traumatic Brain Injury), age-related dementia, or other physical and/or mental disabilities served by this clinic, is 359. Services may include, but are not limited to:

24 hour Emergency Mental Health Services: JAMHI provides immediate screening and crisis intervention for individuals who are experiencing a psychiatric emergency or involved in a crisis situation.

Psychiatric and Nursing Services: support consumer education and symptom management through medication clinics, psychiatric assessments, pharmacologic management, side effect screening, and emergency contacts.

Psychosocial Rehabilitation Services: These services are offered to adults with serious mental illness or severe emotional disturbance.

Support Services: JAMHI case managers assist consumers with managing their symptoms, living successfully in the community and achieving their goals.

General Mental Health Services: Individual and group focused/brief therapy and counseling; through a grant from the City and Borough of Juneau. JAMHI provides services to approximately 250 general mental health recipients with this CBJ grant. JAMHI also contracts through Juneau Youth Services (JYS) to provide general mental health services to children and youth.

## **B. Project Repair Needs and Community Needs**

The following repairs are needed at JAMHI's Salmon Creek Clinic in order for JAMHI to continue to meet state guidelines for client safety and comfort, and the community's need for services.

Heating Control System: When the Salmon Creek Clinic was first put into service by CBJ, all heating system control and maintenance functions for this building were contracted out to Control Contractors in Anchorage. CBJ has a contract with Control Contractors to perform this function for all CBJ buildings, including all schools, municipal office buildings, police and fire stations, public works facilities, and Bartlett Regional Hospital. CBJ has a large number of buildings, spread throughout the borough. In-house maintenance personnel could not possibly monitor and control the temperature in all of their buildings at once, particularly with the urgency required during an unexpected hot or cold spell. Therefore, they contract this task out to someone who can.



Control Contractors installs their own highly specialized heating control system in each building they service. This control system is password protected, and access is restricted to Control Contractors service personnel, which they usually obtain via modem. Even if a customer's in-house maintenance personnel could access this system, they could not operate it without specialized training.

When JAMHI took possession of the Salmon Creek clinic, the existing heating control system was left in place, and the contract was simply transferred over to JAMHI. As the building and the equipment itself continue to age, this arrangement is becoming increasingly problematic.

The heating control system for JAMHI's Salmon Creek Clinic, like most commercial heating control systems, is on a timer. It is set to keep the building at seventy degrees between 6:00 AM and 5:00 PM, Monday through Friday. It shuts off at night and on weekends, in an effort to save energy.

There are always numerous periods throughout the year however, when the timer needs to be overridden. If the control system shuts down on hot summer days when the sun does not set until 11:30 PM, the building temperature can reach over ninety degrees. In the winter, when the outside temperature is below freezing, the building temperature can dip into the twenties. If the timer is not disengaged, it takes the better part of a full workday for the building to level back out at a comfortable temperature.

The modem Control Contractors uses to access the system has been plagued with problems and unable to communicate over the last eighteen months. In order to fix it or adjust the system, Control Contractors has to send a technician in from Anchorage. The need for a timer override, and the subsequent identification of a modem problem, are often not realized until a severe weather event is occurring. In the winter, the delays inherent with servicing this system are worsened by the fact severe weather events often result in air travel cancellations. During the unusually cold winter of 2006-2007, heating control system malfunctions resulted in serious problems at JAMHI's Salmon Creek clinic.

In order to keep pipes from freezing, and to maintain a therapeutic level of comfort for clients seeking treatment, space heaters had to be run, often twenty-four hours a day in the doctor's offices, the nurse's station, clinical and case management offices, and the clinic reception area. Even during normal winter conditions, clinical space has to be heated with space heaters just to maintain a relatively comfortable temperature in which to provide services to JAMHI clients. In addition to posing an inherent fire hazard, space heaters draw high amperage, and were continuously tripping circuit breakers, several times a day.

Every time a breaker would trip, valuable client computer data, such as progress notes, case management notes, psychiatric evaluation notes, and client medication records were lost. Furthermore, the frequency and duration of these circuit overloads has

damaged the clinic's electrical system to the point where, a breaker now trips every time clinical staff try to make a copy and send a fax at the same time. This will require expensive and disruptive repairs to the building's electrical system to remedy.

One night in November 2006, the inside building temperature in the Salmon Creek clinic got so cold, the medications in the nurse's station refrigerator froze, rendering them useless.

In February 2004, a pipe froze and ruptured in the boiler room, immersing the clinic's telecommunications control system in water. The entire system needed to be replaced, rendering the clinic without phones for a week.

The heating control system in JAMHI's Salmon Creek clinic is deteriorating rapidly, and is in need of major repairs and upgrades. However, the system as designed is inappropriate for an organization of JAMHI's size. JAMHI's in-house maintenance personnel are more than capable of monitoring and adjusting the heating control system at the Salmon Creek clinic. Therefore, JAMHI proposes to replace the entire system with a control system that is modern, easy to use, and can be serviced locally. The cost of this project will be \$39,798.00.

JAMHI is the sole state designated community mental health program for Juneau and surrounding communities. Therefore, loss or disruption of services provided by the Salmon Creek clinic would have a significant impact on the community. No administrative costs will be charged to the project, all costs will be in kind from JAMHI staff. The funds sought are capital funds only, and no money will be used for operating expenses.

### **C. Goals, Project Measures and Expected Outcomes, Facility Requirements**

JAMHI is experienced at building maintenance in that we currently maintain, rent, and provide consumer support to eight JAMHI-owned facilities which provide a total of fifty-seven individual housing units for severely and chronically mentally ill adults. Secondly, JAMHI is experienced at pre-construction activities, bidding and contract supervision. In the last four years JAMHI provided full oversight on the construction of two eight plexes totaling \$1,211,000.000. The construction took place with no cost over-runs and no changes ordered. JAMHI also completed construction in December, 2005 of a six bed group home for severely and chronically mentally ill adults totaling approximately \$900,000.00, which was fully supervised and bid by JAMHI.

Under the direction of the JAMHI Administrator, Pamela Watts, this project will be overseen by William Higgins, the JAMHI Facilities Manager, who has been involved with JAMHI facility renovation and improvement projects for over three years. As indicated, in 2002 and 2003, \$1,211,000.00 in housing was completed in 6 months, with no cost overruns and no change orders. JAMHI gets from each contractor clear timeline agreements, quality standards in writing, based on industry standards and

applicable codes and detailed standards which prevent misunderstandings or areas of disagreement.

JAMHI is a 501(c ) non-profit corporation. JAMHI currently operates seven buildings for housing clients, in addition to the Salmon Creek clinic. The property is currently owned free and clear of any mortgage by JAMHI.

TIMELINE: If awarded this grant, JAMHI can have all control system parts ordered and installed within thirty days without disturbing client services at its Salmon Creek clinic. JAMHI has already obtained repair bids from contractors for the work.

Once these serious repairs to the clinic's heating control system, which has been in service for twenty-three years, are completed, there is no question that JAMHI's Salmon Creek clinic will continue to serve the target population of adults with chronic mental illness, co-occurring mental illness and chemical dependency, cognitive impairment (including FASD and Traumatic Brain Injury), age-related dementia, or other physical and/or mental disabilities for many years to come.

All work will be done by licensed and bonded contractors, in compliance with all building and safety codes, and fully permitted and inspected by the appropriate authorities, if applicable.

# **CONTROL**

## **CONTRACTORS**



**Juneau Alliance for Mental Health**

**Graphical User Interface Upgrade**

March 13, 2007  
JUNEAU ALLIANCE FOR MENTAL HEALTH, INC.  
3406 Glacier Highway  
Juneau, Alaska, 99802  
Attention: Liam Higgins

Dear Sir:

**Re: Graphical User Interface Upgrade  
For Direct Digital Control System**

We are pleased to submit this proposal to provide a Graphical User Interface for the existing Invensys Network 8000 Direct Digital Control system installed by Control Contractors in 1999. Technology continually evolves and we can now offer a Human – Machine Interface using graphical images. The upgraded system will be web-based which means that with a simple connection to the internet the system will be remotely accessible from anywhere there is internet service. The existing system will remain in place and the new equipment will be connected to it. We will provide the following:

1 – Invensys UNC-520-2 Universal Network Controller

1 – 15" Flat Screen & Keyboard

5 – Graphics pages that reflect the Boilers, the Air Handling Unit, the Zone Controls for both floors and a cover page with directory

On Site Installation

Travel Costs

Room & Board Expenses

Lump Sum Net        \$ 13,412.00

Alternate to add Touch Screen in place of Flat Screen

Lump Sum Net        \$ 17,823.00

**Note:**

- Price does not include provision of the internet connection
- Please find attached literature on the two principal components of the system
- Please find attached samples of our graphics

Thank you for the opportunity to submit this proposal.

Please do not hesitate to contact the undersigned if we can be of further assistance.

Sincerely,



Fred Sullivan  
Marketing Manager

**CONTROL**  
**CONTRACTORS**

**SERVICE**

**Control Contractors, Inc.**

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## I/A Series®

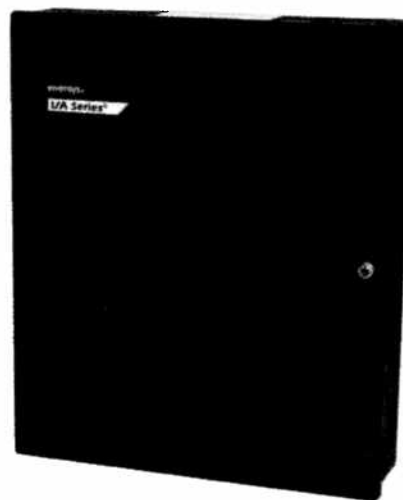
# UNC 520 Series Universal Network Controller

The I/A Series UNC 520 Universal Network Controller (UNC) is a compact, embedded-processor platform with flash memory for backup. The UNC 520 can integrate combinations of LON, Modbus, BACnet, or legacy devices with the appropriate optional drivers. It provides integrated control, supervision, and network management solutions for a network of LONWORKS™-based, BACnet™ MS/TP-based, NETWORK 8000®, or DMS controllers for building control. When connected over an Ethernet network, the UNC 520 can communicate to BACnet devices or systems and share data between LONWORKS, BACnet, and Invensys systems. A complete set of Java®-based control, application, logging, and user interface "objects" are included in a library. Models with the UNC-520-WEB option offer Web User Interface Service. In this configuration, the system's graphical views can be accessed using any standard Web browser such as Netscape® Communicator or Microsoft® Internet Explorer.

## Applications

Specifically designed for mechanical room, factory floor, and other commercial environments, the UNC 520 can be wall-mounted using its integral metal enclosure.

In a small building application, a single UNC can be used to support a network of BACnet, LONWORKS or Invensys devices that can be accessed directly over the Ethernet LAN, remotely over the Internet, or via dial-up modem.



## Features—

- Integral LONWORKS and BACnet communications support
- Embedded RISC Microprocessor platform provides high computing speeds
- Distributes real-time control functions across an Ethernet LAN
- Cost effective for any size commercial installation
- Provides alarming, logging, scheduling, control, and custom HVAC applications
- Multiple UNC 520 stations can be used in a large scale system configuration offering true peer-to-peer operation and full application sharing
- Password protected access
- Can be configured with Web User Interface services to support many simultaneous users over Intranet or Internet via standard Web browser using the UNC 520-WEB option

**Invensys** • **Invensys Building Systems, Inc.**  
1354 Clifford Avenue  
P.O. Box 2940  
Loves Park, IL 61132-2940  
[www.invensysibs.com](http://www.invensysibs.com)

**Table-1 Model Chart**

Model	Description	Voltage	Model	Description	Voltage
UNC 520-2	Controller, standard, includes: <ul style="list-style-type: none"> <li>• 10/100 Mb Ethernet port</li> <li>• 2 RS-232 ports, RJ-45 connectors</li> <li>• 4 RS-485 ports with Wiemuller connectors (electrically isolated)</li> <li>• 1 LONWORKS port with driver</li> <li>• LON Tunnel service</li> <li>• BACnet driver</li> <li>• Wind River VxWorks with Jeode Java VM</li> <li>• Niagara "Control Engine" software</li> </ul>	120 Vac 50/60 Hz	UNC-520-2	Controller, standard, includes: <ul style="list-style-type: none"> <li>• 10/100 Mb Ethernet port</li> <li>• 2 RS-232 ports, RJ-45 connectors</li> <li>• 4 RS-485 ports with Wiemuller connectors (electrically isolated)</li> <li>• 1 LONWORKS port with driver</li> <li>• LON Tunnel service</li> <li>• BACnet driver</li> <li>• Wind River VxWorks with Jeode Java VM</li> <li>• Niagara "Control Engine" software</li> </ul>	230 Vac 50/60 Hz
UNC-520-2 with UNC 520-WEB Option	Controller with Web browser support. <ul style="list-style-type: none"> <li>• Provides same functionality and features as standard UNC-520-2 controller, above, but includes browser support for operator interface</li> </ul>		UNC-520-2-N with UNC 520-WEB Option	Controller with Web browser support. <ul style="list-style-type: none"> <li>• Provides same functionality and features as standard UNC 520-2-N controller, above, but includes browser support for operator interface</li> </ul>	

## Specifications

### Platform

Motorola RISC Processor at 250 MHz

Battery Backup

Real-time clock

### Memory

128 MB RAM

32 MB Flash for Database backup

### Communications - all versions

One 10/100 Mbit Ethernet port - RJ-45 connection

Two RS-232 ports - RJ-45 connections

Four RS-485 ports (up to 57.6 Kbaud) — electrically isolated

One LONWORKS port - 78.8 Kbaud FTT-10 with Weidmuller connector (electrically isolated)

### Operating System

Wind River VxWorks® Operating System with Jeode™ Java Virtual Machine

Control Engine Software - with BACnet and LONWORKS support

### Resource Capabilities

Java resource count maximum is 600,000

Maximum MS/TP devices per RS-485 port is 31 (depending on device); requires one MS/TP driver per port.

### Power Supply

UNC-520-2: 120 Vac, 50/60 Hz, 25 VA maximum— lead wires for hot/neutral (wire nut), stud for ground connection

UNC-520-2-N: 230 Vac, 50/60 Hz, 25 VA maximum— terminal block for hot/neutral, stud for ground connection

### Chassis

Intended for indoor wall mounting only

Construction: Steel chassis

Cooling: Internal air convection

Dimensions: 11" (279 mm) W x 14" (356 mm) H x 2 1/2" (64 mm) D.

Weight: Net 4 lbs. (1.8 kg) / Gross 5 lbs. (2.3 kg)

### Battery Backup

Battery backup provides for all on-board functions

Battery is monitored and trickle charged

Battery maintains processor operation through power failures for a predetermined interval, then writes all data to flash memory, shuts processor down, and maintains clock for a minimum of 5 years

### Environment

Operating temperature range: 32 to 122 °F (0 to 50 °C)

Storage Temperature range: 32 to 158 °F (0 to 70 °C)

Relative humidity range: 5 to 95%, non-condensing

### Agency Listings

UL-916; C-UL Listed to Canadian Standards Association (CSA) C22.2, No. 205-M 1983, "Signaling Equipment"; CE; FCC Part 15 Class A



## Options

Optional UNC-410-MDM Internal Auto-Dial/Auto-Answer 56k modem; RJ-11 connector (uses one RS-232 port when installed), not available outside of North America.

Optional UNC-520-WEB Web User Interface Service.

Optional UNCC-405 RJ-45 to DB9 convertor.

## Optional Invensys Drivers

IA-DRV-ASD: ASD device driver for direct ASD Bus support; includes tunnel support for XPSI

IA-DRV-DMS-E: DMS serial device driver; includes tunnel support for OPRIF

IA-DRV-MS31: MicroSmart™ device driver; for direct MicroSmart Bus support of 31 controllers on a single trunk; includes tunnel support for OPRIF, Level 9/10/11 firmware supported.

IA-DRV-MS62: MicroSmart™ device driver; same as above but supports 62 controllers

IA-DRV-MS93: MicroSmart™ device driver; same as above but supports 93 controllers

IA-DRV-MS124: MicroSmart™ device driver; same as above but supports 124 controllers

IA-DRV-NW8-E: NETWORK 8000 serial device driver; includes tunnel support for XPSI

## Optional Open Device Drivers

**Note:** Be sure to verify compatibility with a vendor's devices before specifying third party device drivers.

IA-DRV-MOD: Modbus device driver; direct Modbus support

IA-DRV-MOD-R: Modbus slave device driver; Modbus TCP support; UNC-520 acts as Modbus slave using Ethernet TCP

IA-DRV-MOD-S: Modbus slave device driver; UNC-520 acts as Modbus slave using RTU protocol

IA-DRV-MOD-T: Modbus master device driver; Modbus TCP support; UNC-520 acts as Modbus master using Ethernet TCP

IA-DRV-MST-P: BACnet MS/TP device driver for direct BACnet MS/TP Bus support of 31 controllers on a single trunk

IA-DRV-SNM-P: Support for Simple Network Management Protocol (SNMP)

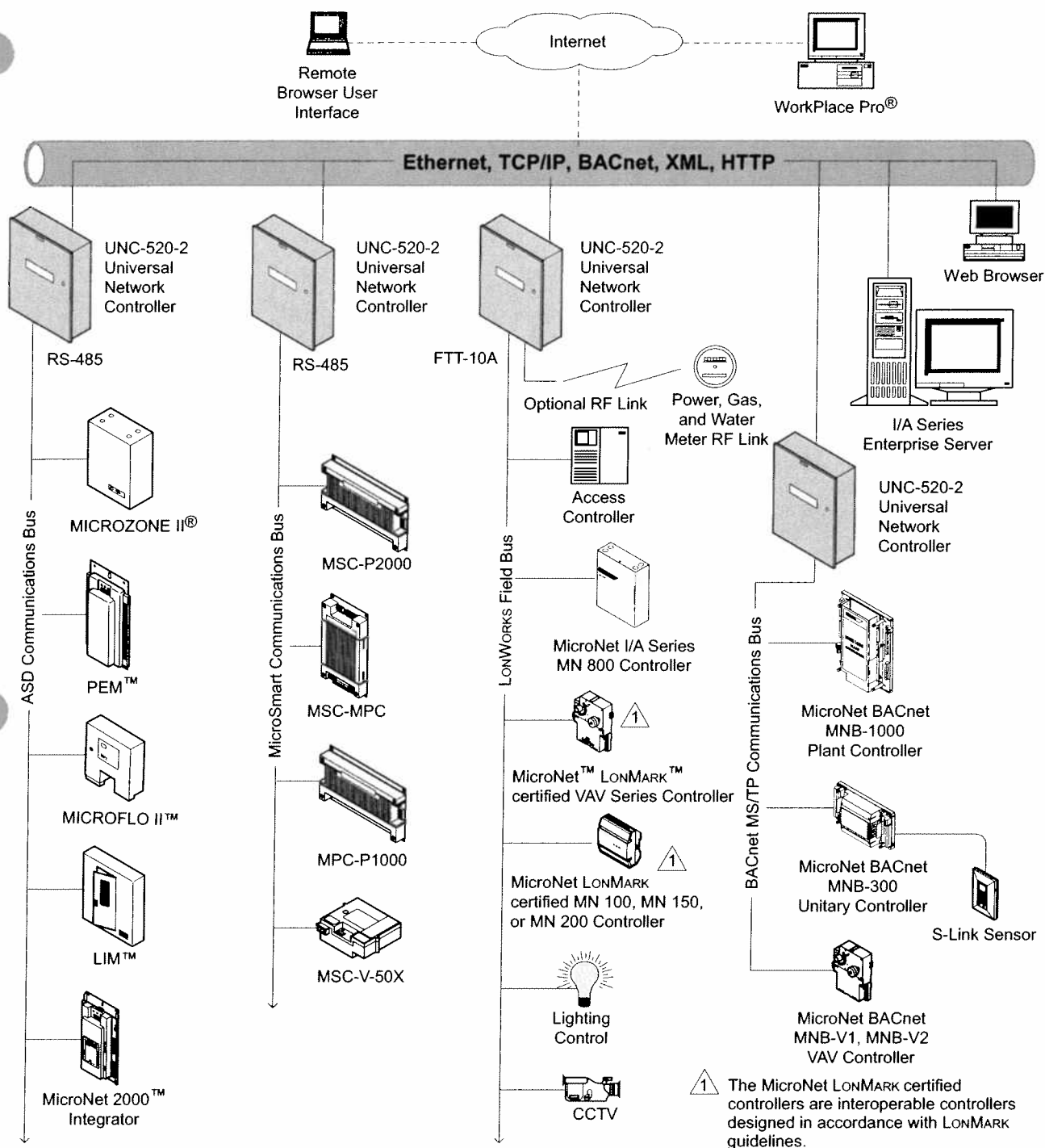


Figure-1 Typical UNC 520 Series System Architecture.

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# TAC MicroNet ProView for LON

Based on the LonTalk™ open network protocol, the ProView™ for LON Display is a multi-function LCD display equipped with a 3150® Neuron® processor. Unique in the industry, it can display, and interface with, up to 250 network variables.

## Interoperability

- Based on LonWorks technology for peer-to-peer communication between controllers.
- LonMark certified according to the Interoperability Guidelines, Version 3.3.

## Hardware

- Backlit LCD display with a 128 x 128 pixel screen.
- Configurable through an easy-to-use UNC Wizard.
- Simple to use 6-button interface for navigation and data entry.
- Battery backup for clock with 15-year lifespan.
- Designed for wall mounting, either directly or using a DIN rail. May be panel-mounted with use of optional bezel.

## Display Object

- Supports English or metric units.
- Read/write support for up to 250 points.
- Supports regrouping of displayed points into a maximum of 50 groups.
- Acts as a node and can be plugged in anywhere on a LonWorks network.
- Supports assignment of user passwords, allowing either full access or view only.
- Auto log-off feature.

ProView for LON can be used with the TAC I/A Series MicroNet™ LON controllers as a human-machine interface (HMI). Being fully interoperable, it can also operate with any LonMark™ compliant device, using SNVTs or UNVTs. The ProView for LON is configurable to allow grouping of up to 5 points (variables) per group, with a maximum of 50 groups. The group and variable names are customizable with up to 13 and 16 characters, respectively.

ProView for LON is the perfect interface for systems of all sizes, wherever a PC front end is not always required. It is also ideal for large and complex systems where an HMI is desired for a faster and more convenient access. It is truly a "window" into your LonWorks™ system.

Specifically designed to manage systems without a supervising station, the ProView for LON allows quick and convenient access to the system when the PC front end cannot be easily reached.

The display allows the user to monitor or modify states and set points for any variable in a LonWorks network. It supports up to 16 independent schedules, with four holiday templates per schedule.

Table-1 Model Chart.

Model	Description	Dimensions W x H x D
MNL-PROV-WAL	ProView for LON Display, Wall-Mounted	4-9/16 x 4-9/16 x 1-15/32 in. (116 x 116 x 37 mm)
MNL-PROV-BEZ	Optional Bezel for Panel-Mounting	6 x 6 x 1-15/32 in. (151 x 151 x 37 mm)

# SPECIFICATIONS

## 16 Scheduler Objects

- Each object contains one schedule.
- All schedules are stored in on-board flash memory.
- Schedule network variables are of changeable type and length.
- Seven weekday templates available per scheduler.
- Six configurable events per day, per schedule.
- Four holiday templates per schedule.
- Schedules can be edited locally, on the display.

## Real Time Clock

- Allows configuration of daylight saving time.
- Accurate timekeeping for controller applications.

## HARDWARE SPECIFICATIONS

### Platform

Neuron 3150 processor; 8 bits, 10 MHz.

Integrated floating point processor.

Battery Backup (CR 2032 lithium battery).

Real-time clock chip.

### Memory

Nonvolatile flash, 64 KB, for APB applications.

Nonvolatile flash, 64 KB, for storage.

## COMMUNICATIONS

### Transceiver

TP/FT-10; 78 Kbps.

### Protocol

LonTalk.

## POWER SUPPLY

### Input Voltage

24 Vdc or 24 Vac  $\pm 15\%$ , 50/60 Hz  
(Class 2) power supply.

### Input Frequency

47 to 63 Hz (on Vac power).

### Power Consumption

8 VA typical; 13 VA max.

### Circuit Protection

1.5 A removable fuse.

## CHASSIS

### Construction

Off-white ABS plastic resin.

### Overall Dimensions

See Table-1.

### Weight

0.73 lbs (0.33 kg).

## DISPLAY SCREEN

### Display Type

Backlit LCD.

### Definition

128 x 128 pixels.

### Dimensions

2.1 x 2.1 in. (5.5 x 5.5 cm).

### Status Indicator

Green LEDs on six-button interface.

## AMBIENT LIMITS

### Operating Temperature

32 to 158 °F (0 to 70 °C).

### Shipping and Storage

-4 to 158 °F (-20 to 70 °C).

### Humidity

5 to 90%, non-condensing.

## AGENCY LISTINGS

### UL

Listed 6EA7, "Energy Management Equipment."

### FCC

Part 15, Subpart B, Class B.

## EUROPEAN COMMUNITY (CE)

### EN55022

1998 Class B.

### EN61000-4-2

1995 Level 3 in air, Level 2 by contact.

### EN61000-4-3

1996, Level 2.

### EN50204

1995, Level 2.

### EN61000-4-4

1995, Level 2.

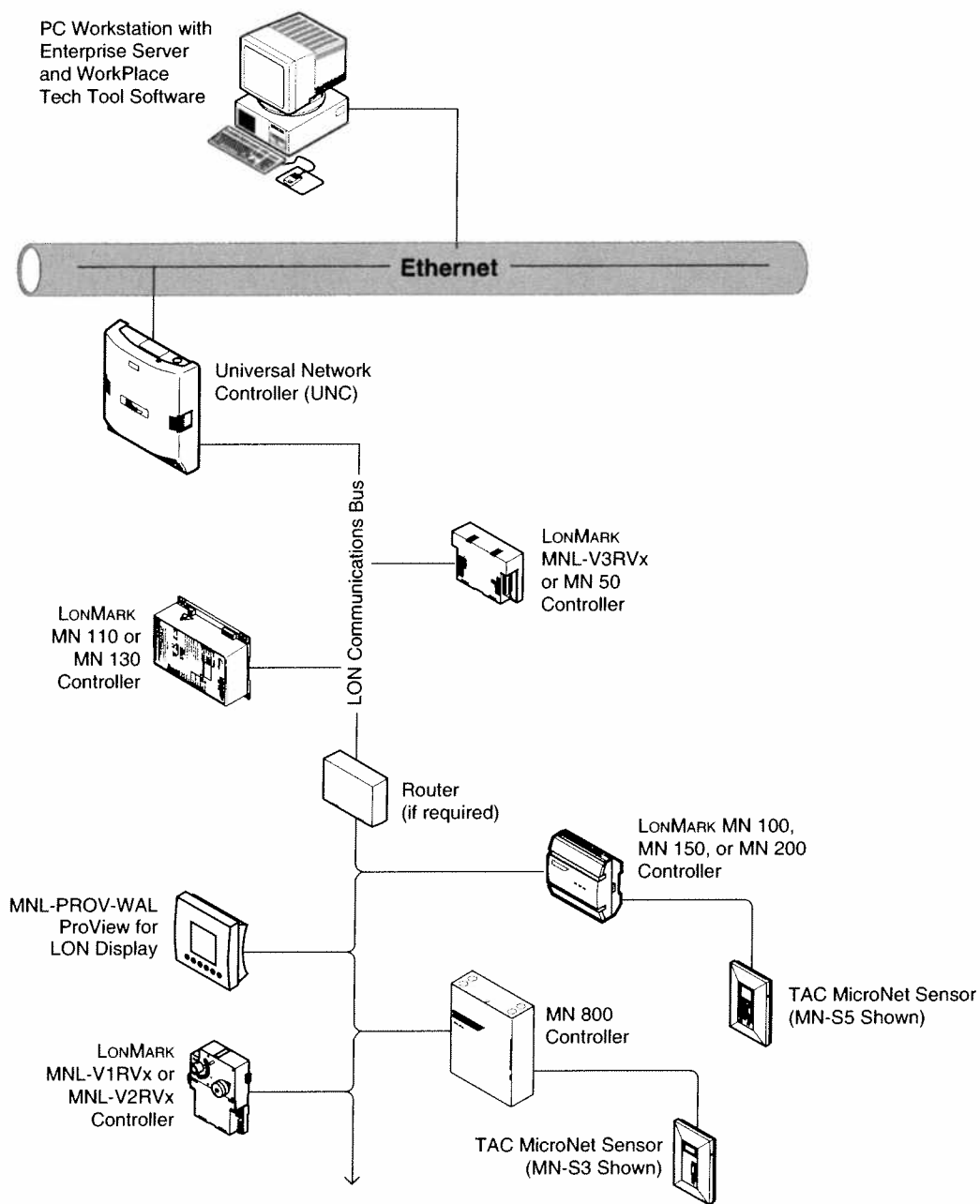
### EN61000-4-6

1996, Level 2.

## Options

MNL-PROV-BEZ

Optional bezel for panel-mounting the ProView for LON Display. See Table-1 for dimensions





## Champion Touch Computer

One of the top quality All In One system in the industry. The system is so reliable that we offer 1 year warranty with an optional 2 years on the whole system; in addition, remove the base, and the whole system can be wall mounted just like an LCD panel.

[Pictures and Views](#)

[Champion Dimensional Drawing](#)

### Features

This reliable system from Touch Window features the low power Pentium M CPU, can fit in small spaces, or even be mounted on a wall by taking off the base. This system offers the best value among all the similar products in the POS market.

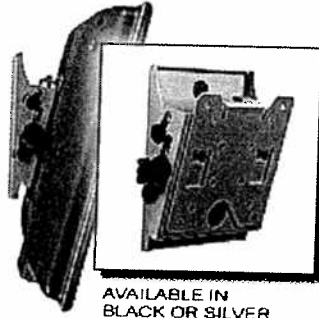
- [Intel Pentium M CPU](#)
- [Sturdy Panel Structure](#)
- [Water Proofing on Display](#)
- [Easy Wall Mount System](#)
- [Matching Magnetic Reader and Customer Display](#)
- [Best Industry Value](#)
- [One Year Warranty](#)

### Specifications

<b>Mainboard</b>	Intel 852GM + ICH4 chipset
<b>RAM Memory</b>	1 DIMM up to 1GB PC 2100 DDR
<b>CPU</b>	<a href="#">Intel Pentium M Celeron 1.2</a>
<b>Display Function</b>	Intel 852GM Integrated Graphic Engine
<b>Main Motherboard Option</b>	Compact Flash Drive
<b>HDD</b>	80 GB Hitachi HDD, 2.5 inch
<b>15 inch LCD</b>	TFT LCD with Touch Panel
<b>Brightness</b>	250 cd/m <sup>2</sup>
<b>Resolution</b>	1024X768
<b>Touch Screen Type</b>	5 wire Touch System
<b>Tilt Angle</b>	0-90 Degrees
<b>I/O Ports</b>	I/O Ports Serial Serial Com Ports (4 External, 2 Internal) Com4 (9 pin), 5V, Com6 (touch screen) USB (4 External, 2 Internal) PS2 (Mouse), PS2 (Keyboard)
	Parellel Port (25 pin Printer) RJ12 (Cash Drawer) 2 (with 12V output) RJ45 (Network LAN System) 10/100
<b>Video Out-put</b>	NTSC/PAL composit video
<b>Video Connector</b>	D-sub 15pin
<b>Audio Input/output</b>	2 Jacks for Ext. speaker or headphone
<b>Customer Display</b>	VFD (optional)
<b>Power Supply</b>	Internal 200W
<b>Operating Temperature</b>	Environment Operating Temperature..5..C ~ 50..C Storage Temperature..-20..C ~ 60..C Operating Humidity..20% ~ 80%

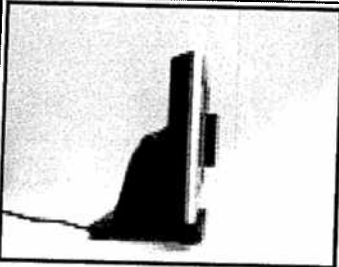


New Monitor Stand



AVAILABLE IN  
BLACK OR SILVER

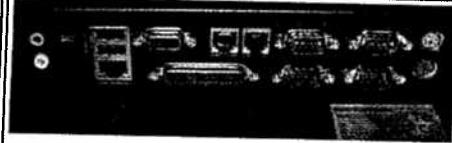
Tilt Wall Mount 10"-24"



MSR (Magnified)



POS Customer Display



Power and Interface Connections



Wireless Network USB

\_\_\_\_\_

\_\_\_\_\_

## CONTRACT AGREEMENT

**JOB NO.** \_\_\_\_\_

Type:	Parking Lot
PH: Home	
PH: Work	463-6857
PH Cell:	
FAX:	586-3877

JAMHI  
3406 Glacier Hwy  
Juneau, AK 99802

APPROXIMATE QUANTITY	UNIT	DESCRIPTION OF ITEM	UNIT PRICE	TOTAL PRICE
1	LS	This estimate is for providing all labor, materials, and equipment to:	Lump Sum	\$ 40,225.00
		Grade existing materials,slope for drainage,compact and pave with 2" of hot asphalt pavement.		
		Quote # 2 Prep parking lot at 1413 7th st using existing materials,		
		slope for drainage ,compact and pave with 2" of hot asphalt .		\$11,150.00
		SEE GENERAL PROVISIONS PROVIDED ON BACK		
		<b>ALL BIDS ARE CONSIDERED CONFIDENTIAL</b>		
		EXCLUSIONS: BOND, SURVEY, TESTING, UTILITY ADJUSTMENTS		
		PERMITS, STRIPING, ENGINEERING, TRAFFIC CONTROL		
		IF THIS PROPOSAL MEETS YOUR APPROVAL, PLEASE SIGN & RETURN		
		SO THAT WE MAY SCHEDULE THE PROPOSED WORK		
		A FULLY EXECUTED COPY WILL BE RETURNED TO YOU.		
		<b>TOTAL</b>		

+ SALES TAX

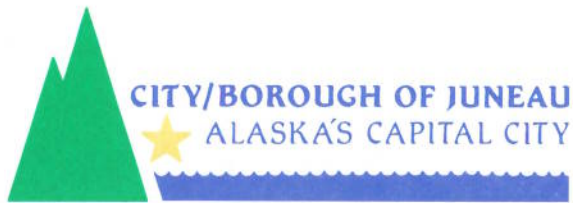
**SUBJECT TO GENERAL PROVISIONS ON REVERSE SIDE**

JAN 22 1964



### **General Provisions**

- 1. CONTRACTING PARTY will make progress payments on jobs of over 30 days duration.**
- 2. This contract is subject to approval of the Juneau Asphalt credit department.**
- 3. If payments for amounts due on this contract or any portion thereof are not paid in accordance with the terms of the contract, the CONTRACTING PARTY agrees to pay all costs of collection which shall include attorney's fees if the matter is placed in the hands of an attorney for collection, or if suit shall be brought.**
- 4. Juneau Asphalt shall not be liable for damage to or breakage of underground pipes and/or conduits not visible from the surface of the ground nor for any damage to approaches (including sidewalks) from the street to property line.**
- 5. Juneau Asphalt shall not be responsible for damage to the completed pavement surface due to the action of petroleum product spillage.**
- 6. Soil sterilization (weed killer), if included in contract, will be applied at rates specified by manufacturer. Juneau Asphalt will not be responsible for any subsequent growths of horsetail weed, morning glory, deep-rooted ferns or perennials that have not reached maturity prior to application.**
- 7. Quotations subject to change or cancellation after 30 days.**
- 8. All agreements are contingent on strikes, accidents, delays of carriers and other delays unavoidable or beyond Juneau Asphalt's control.**
- 9. Juneau Asphalt cannot be responsible for sub-grade failures.**
- 10. Juneau Asphalt is not responsible for drainage or standing water on grades designed at less than 2% slope.**
- 11. Juneau Asphalt is not responsible for any design, engineering, or installation of asphalt that may not meet standards required by the City of Juneau or the State of Alaska.**
- 12. Juneau Asphalt may file property liens on projects still unpaid after 45 days from project completion.**



**OFFICE OF THE MANAGER**

Telephone: (907) 586-5240; Fax: (907) 586-5385

[Rod\\_Swope@ci.juneau.ak.us](mailto:Rod_Swope@ci.juneau.ak.us)

February 29, 2008

The Honorable Beth Kerttula  
Alaska State Representative  
State Capitol Building Room 404  
Juneau, Alaska 99801

Dear Representative Kerttula:

I am writing to support funding for the Juneau Alliance for Mental Health (JAMHI) capital projects being proposed for the current state budget. The two projects proposed are paving for facility parking areas; and repairs and upgrades to the JAMHI Clinic's deteriorated heating control system. These projects have a significant impact on the delivery of critical services to many of our most vulnerable Juneau residents.

JAMHI is the State-designated Community Mental Health Center and provides a full range of mental health services for approximately 400 Juneau area residents. In addition to state funding for Emergency Services and services to severely mentally ill adults, JAMHI receives grant funding from the City and Borough of Juneau (CBJ) to provide General Mental Health Services.

The JAMHI Clinic, where clients receive outpatient services, has very serious heating problems in the winter, causing inside temperatures to dip as low as 20 degrees when the system fails. The paving situation has created a number of health and safety hazards, that include poor drainage which causes pooling creating a greater than normal opportunity for slip/fall injuries, and contributes to extremely soft ground from snow melt resulting in refusal services because vehicles can't access the area safely. Uneven ground in other locations cause tripping hazards, potholes, difficulty with snow/ice removal, and poor emergency and ADA access to the residential programs.

Sincerely,

Rod Swope  
City & Borough Manager